

1 BILL NO. R-86-03- 14

2 DECLARATORY RESOLUTION NO. R-24-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 4301 Engle Road,
7 Fort Wayne, Indiana. (Crown Coatings
8 Corporation, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 March 3, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Block 1, Engle Ridge Industrial Park,
16 Section A, except the North ten (10)
17 feet;

18 said property more commonly known as 4301 Engle Road, Fort Wayne,
19 Indiana 46804;

20 WHEREAS, it appears that said petition should be pro-
21 cessed to final determination in accordance with the provisions
22 of said Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
24 OF THE CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section
26 4, below, the property hereinabove described is hereby designated
27 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
28 12.1. Said designation shall begin upon the effective date of
29 the Confirming Resolution referred to in Section 3 of this Resolu-
30 tion and shall continue for one (1) year thereafter. Said desig-
31 nation shall terminate at the end of that one-year period.

32 SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen
County Assessor;

1 Page Two

2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;

12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

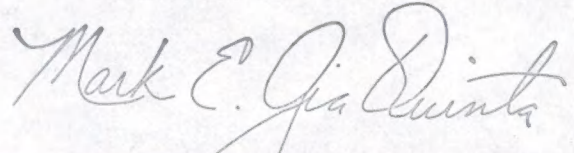
20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of both real
23 estate and personal property for new manufacturing equipment.

24 SECTION 4. That this Resolution shall be subject to
25 being confirmed, modified and confirmed or rescinded after public
26 hearing and receipt by Common Council of the above described re-
27 commendations and resolution, if applicable.

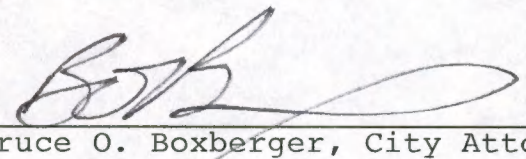
28 SECTION 5. That it is the preliminary intent of Common
29 Council to recommend a ten (10) year deduction from the assessed
30 value of the real property. The length of the deduction will be
31 finally determined by Common Council, pursuant to I.C. 6-1.1-
32 12.1-3(b), after receipt of the owner's application from the
33 County Auditor.

1 Page Three

2 SECTION 6. That this Resolution shall be in full force
3 and effect from and after its passage and any and all necessary
4 approval by the Mayor.

5 
6 _____
7 Councilmember

8 APPROVED AS TO FORM
9 AND LEGALITY

10 
11 _____
12 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd, seconded by Burch, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 3-25-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 02-24-86 on the 25th day of Burch, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of Burch, 1986, at the hour of 11:30 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of March, 1986, at the hour of 10⁰⁰ o'clock A .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Crown Coatings Corp.

Site Location: 4301 Engle Road, Fort Wayne, In.

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Electro-coating and various coating operations

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u> X </u>
Urban Enterprise Zone	<u> </u>	<u> X </u>
Redevelopment Area	<u> </u>	<u> X </u>
Platted Industrial Park	<u> X </u>	<u> </u>
Flood Plain	<u> </u>	<u> X </u>

Description of Project:

65 car parking lot, additional offices, fabricated manufacturing equipment

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 1,600,000.00 Permanent Jobs Created: 100

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff Jim Partin
Date 3/18/86

Director Karl Bandemer
Date 3/18/86

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED

MAR 03 1986

ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☐ Real Estate Improvements
☒ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Crown Coatings Corp.

Address of Applicant's Principle Place of Business:

Crown Coatings Corp.

2111 Walter Reuther Drive

Warren, Michigan 48091

Phone Number of Applicant: (313) 575-9800

Street Address of Property Seeking Designation:

4301 Engle Road

Fort Wayne, Indiana 46804

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	___
Is the project site within the flood plain?	___	<u>X</u>
Is the project site within the rivergreenway area?	___	<u>X</u>
Is the project site within a Redevelopment Area?	___	<u>X</u>
Is the project site within a platted industrial park?	<u>X</u>	___
Is the project site within the designated downtown area?	___	<u>X</u>
Is the project site within the Urban Enterprise Zone?	___	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	___
Will the project have ready access to City Sewer?	<u>X</u>	___
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	___	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
Electro-coating and various coating operations

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

A 50,000 square foot block building

What is the condition of structure(s) listed above? good

Current assessed value of Real Estate:

Land \$17,900.00

Improvements 82,200.00

Total 100,100.00

What was amount of Total Property Taxes owed during the immediate past year? \$8,001.06 for year 1985, payable 1986.

Give a brief description of the proposed improvements to be made to the real estate.

65 car parking lot, additional offices, fabricated manufacturing equipment installed

Cost of Improvements: \$ 160,000.00 estimated

Development Time Frame:

When will physical aspects of improvements begin? May, 1986

When is completion expected? August, 1986.

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: -0-

What was amount of Personal Property Taxes owed during the immediate past year? -0- for year 1986
Give a brief description of new manufacturing equipment to be installed at the project site.

Electro-coating process

Cost of New Manufacturing Equipment? \$ 1,600,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? May, 1986

When is installation expected to be completed? October, 1986.

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? None

How many permanent jobs will be created as a result of this project?
100

Anticipated time frame for reaching employment level stated above?
3 years

What is the nature of those jobs?
medium to low skilled

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

This property has been for sale for the past eighteen (18) months.

Major improvements now need to be made to lure this manufacturing

company to this location. This building is more than 10 years

old and has spent its useful life as a warehouse and now can

provide a home for this corporate division.

In what Township is project site located? Wayne

In what Taxing District is project site located? city

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

<u>Harve Carney</u>	<u>Fletcher Moppert</u>
<u>2111 Walter Reuther Drive</u>	<u>130 West Main Street</u>
<u>Warren, Michigan 48091</u>	<u>Fort Wayne, Indiana 46802</u>
<u>Phone Number of Contact Person (219) 423-4431</u>	

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

S. Fletcher Moppert
Signature of Applicant

3/3/86
Date

S. Fletcher Moppert, agent
for Crown Coatings Corp.

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

LEGAL DESCRIPTION

Block 1, Engle Ridge Industrial Park, Section
A, except the North ten (10) feet.

FLETCHER MOPPERT & CO.
ESCROW

1107

PAY
TO THE
ORDER OF

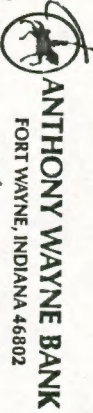
City of East Chicago

3/3 1986

71-1232
749

\$ 50.00

XX/100 DOLLARS



ANTHONY WAYNE BANK
FORT WAYNE, INDIANA 46802

FOR

Leann Gross

⑈001107⑈ ⑈074912328⑈

⑈88⑈972 ⑈⑈

S. Fletcher Moppert

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-86-03-14

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4301 Engle Road, Fort Wayne, Indiana. (Crown Coatings Corporation, Petitioner).

EFFECT OF PASSAGE Major improvements will be made to a building that has remained vacant for sometime, providing additional offices, creating approximately 100 new jobs, installation of fabricated manufacturing equipment and creating a 65 car parking lot.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-03-14

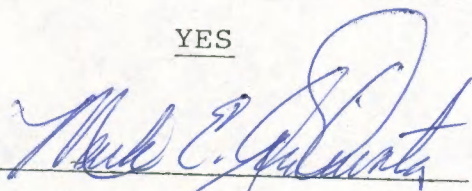
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~XXXXXXXXXX~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 4301 Engle Road, Fort Wayne, Indiana. (Crown Coatings
Corporation, Petitioner)

HAVE HAD SAID (~~XXXXXXXXXX~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~XXXXXXXXXX~~)
(RESOLUTION) _____

YES

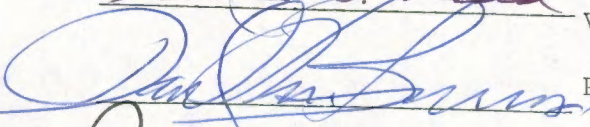
NO



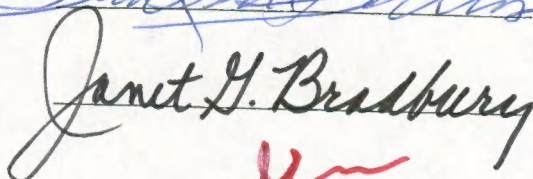
MARK E. GiaQUINTA
CHAIRMAN



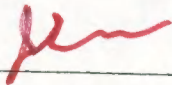
CHARLES B. REDD
VICE CHAIRMAN



PAUL M. BURNS



JANET G. BRADBURY



JAMES S. STIER

CONCURRED IN 3-25-86

SANDRA E. KENNEDY
CITY CLERK